

# Agenda Item Form

Agenda Date: 07/07/04

Districts Affected: 8

Dept. Head/Contact Information: Gonzalo Cedillos, P.E., Capital Assets Manager (915) 541-4074

## Type of Agenda Item:

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Resolution            | <input type="checkbox"/> Staffing Table Changes   | <input type="checkbox"/> Board Appointments        |
| <input type="checkbox"/> Tax Installment Agreements       | <input type="checkbox"/> Tax Refunds              | <input type="checkbox"/> Donations                 |
| <input type="checkbox"/> RFP/ BID/ Best Value Procurement | <input type="checkbox"/> Budget Transfer          | <input type="checkbox"/> Item Placed by Citizen    |
| <input type="checkbox"/> Application for Facility Use     | <input type="checkbox"/> Bldg. Permits/Inspection | <input type="checkbox"/> Introduction of Ordinance |
| <input type="checkbox"/> Interlocal Agreements            | <input type="checkbox"/> Contract/Lease Agreement | <input type="checkbox"/> Grant Application         |
| <input type="checkbox"/> Other <u>t</u>                   |   |  |

## Funding Source:

- ☐ General Fund  
☐ Grant (duration of funds: \_\_\_\_\_ Months)  
☒ Other Source: N/A

## Legal:

☐ Legal Review Required      Attorney Assigned (please scroll down): Kevin Elkins ☒ Approved      ☐ Denied

Timeline Priority:   ☐ High      ☒ Medium      ☐ Low      # of days: \_\_\_\_\_

## Why is this item necessary:

This City-owned property was assessed and it was determined by the Capital Assets Manager, and the DCC Committee concurred, that the property is not being used to its fullest potential. Acting in the best interest of the public and the City, it is recommended that this property be released for sale.

## Explain Costs, including ongoing maintenance and operating expenditures, or Cost Savings:

Appraisal cost which will be reimbursed at the time of sale.

## Statutory or Citizen Concerns:

None

## Departmental Concerns:

Concur.

## RESOLUTION

**A RESOLUTION AUTHORIZING THE PURCHASING DEPARTMENT TO ADVERTISE TO THE PUBLIC FOR SALE PROPERTY LEGALLY DESCRIBED AS COLLINGSWORTH SURVEY 14, TRACKS 1-A, 1-C, AND 1-E, AND A PORTION OF TRACTS 1-B AND 1-G, EL PASO, EL PASO COUNTY, TEXAS, INCLUDING THE IMPROVEMENTS THEREON, ALSO KNOWN AS THE CLARK FACILITY AND AUTHORIZING THE PURCHASING DEPARTMENT TO OBTAIN AN INDEPENDENT APPRAISAL AS REQUIRED BY STATE LAW TO ESTABLISH THE VALUE.**

**WHEREAS**, Gonzalo Cedillos, P.E., Capital Assets Manager for the City of El Paso, assessed the Clark Facility and determined that it is not an effective capital asset for the City of El Paso and recommended the release of the property described as Collingsworth Survey 14, Tracks 1-A, 1-C and 1-E, and portion of Tracts 1-B and 1-G, El Paso, El Paso County, Texas including the improvements thereon, also known as the Clark Facility; and,

**WHEREAS**, on June 30, 2004, the City's Development Coordinating Committee by vote decided to recommend to the City Council approval of the sale of this City-owned property; and,

**WHEREAS**, State statutes require that before property owned by a municipality is sold, notice to the general public of the offer of the property for sale must be published, and sealed bids to purchase the property may be submitted to the municipality; and,

**WHEREAS**, the City Council finds that it is in the interest of the citizens and serves a public purpose to sell the property; **NOW THEREFORE**,

### **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO THAT:**

The City's Purchasing Department is hereby authorized, upon recommendation of the City's Capital Assets Manager and the City's Development Coordinating Committee, to advertise to the public for sale property legally described as Collingsworth Survey 14, Tracks 1-A, 1-C and 1-E, and portion of 1-B and 1G, El Paso, El Paso County, Texas including the improvements thereon, also known as the Clark Facility. The Purchasing Department is authorized to obtain an independent appraisal to establish value.

**PASSED AND APPROVED** this 7<sup>th</sup> day of July, 2004.

**THE CITY OF EL PASO:**

**ATTEST:**

\_\_\_\_\_  
Joe Wardy, Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

*(Signatures continue on following page)*

**APPROVED AS TO FORM:**

A handwritten signature in black ink, appearing to read "K.D. Elkins", written over a horizontal line.

Kevin D. Elkins  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

A handwritten signature in black ink, appearing to read "Gonzalo Cedillos", written over a horizontal line.

Gonzalo Cedillos, P.E.  
Capital Assets Manager

JOE WARDY  
MAYOR



**MUNICIPAL SERVICES**

*Excellence through Teamwork*

July 1, 2004

**CITY COUNCIL**

SUSAN AUSTIN  
DISTRICT NO. 1

ROBERT A. CUSHING Jr.  
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO  
DISTRICT NO. 3

JOHN COOK  
DISTRICT NO. 4

DANIEL S. POWER  
DISTRICT NO. 5

PAUL J. ESCOBAR  
DISTRICT NO. 6

VIVIAN ROJAS  
DISTRICT NO. 7

ANTHONY COBOS  
DISTRICT NO. 8

TO: Mayor and Council  
Jim Martinez, Chief Administrative Officer  
Laura Uribarri, Executive Assistant to the Mayor  
Adrian Osegueda, Executive Assistant to the Mayor

FROM: Gonzalo Cedillos, P.E., Capital Assets Manager

SUBJECT: Council Agenda Item for July 7, 2004

Resolution authorizing the Purchasing Department to advertise to the public for sale property known as the Clark Facility and to obtain an independent appraisal to establish the value.

That the City's Purchasing Department is hereby authorized, upon recommendation of the City's Capital Assets Manager and the City's Development Coordinating Committee, to advertise to the public for sale property legally described as Collingsworth Survey 14, Tracks 1-A, 1-B, 1-C and 1-E, El Paso, El Paso County, Texas including the improvements thereon, also known as the Clark Facility. The Purchasing Department is authorized to obtain an independent appraisal to establish value.

If there are any questions, please contact Gonzalo Cedillos at 541-4074.

**Office Use Only**

Mayor's Office (2 copies)	Date: _____ time: _____ by: _____
Chief Administrative Officer:	Date: _____ time: _____ via e-mail to BGonzalez
Representative District 1:	Date: _____ time: _____ by: _____
Representative District 2:	Date: _____ time: _____ by: _____
Representative District 3:	Date: _____ time: _____ by: _____
Representative District 4:	Date: _____ time: _____ by: _____
Representative District 5:	Date: _____ time: _____ by: _____
Representative District 6:	Date: _____ time: _____ by: _____
Representative District 7:	Date: _____ time: _____ by: _____
Representative District 8:	Date: _____ time: _____ by: _____
City Attorney's Office	Date: _____ time: _____ by: _____

**Attachments**

C: Lisa Elizondo, City Attorney  
Kevin D. Elkins, Assistant City Attorney

JOE WARDY  
MAYOR



## MUNICIPAL SERVICES

*Excellence through Teamwork*

June 24, 2004

TO: George Sarmiento  
Director of Planning

FROM: Gonzalo Cedillos, P.E.  
Capital Assets Manager

SUBJECT: Request to Sell City-owned Property

## CITY COUNCIL

SUSAN AUSTIN  
DISTRICT NO. 1

ROBERT A. CUSHING Jr.  
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO  
DISTRICT NO. 3

JOHN COOK  
DISTRICT NO. 4

DANIEL S. POWER  
DISTRICT NO. 5

PAUL J. ESCOBAR  
DISTRICT NO. 6

VIVIAN ROJAS  
DISTRICT NO. 7

ANTHONY COBOS  
DISTRICT NO. 8

I have been tasked to assess the Clark Facility and found that this City-owned property may not be an effective capital asset and recommend release of the property to capitalize on tax revenue. The Clark facility legal description is Collingsworth Survey 14, Tracks 1-A, 1-B, 1-C and 1-E with the following PID numbers; X014999C0001300, X014999C0002500, X014999C0000100, X014999C0004900.

It has been more than two years when TxDOT vacated the property and since then has remained unoccupied and not used to its fullest potential. There has been some site work and removal of asbestos containing materials but the buildings still remain far from being ready for occupancy. To move in, the complex demands a substantial investment in design and construction work on floor plan remodeling, ADA accessibility, roofing, HVAC, power, lighting, communications and interior finishes. I know of no plans or budget to develop this facility for full municipal use in the near future.

Please present this issue to the Development Coordinator Committee for their consideration and support finding this city-owned facility as underutilized and a surplus asset. Please inform me when this item will post on the DCC Agenda.

If you have any questions, please contact me at @ X4074.

### Attachments

C: Mayor Joe Wardy  
Jim Martinez, CAO  
Edward Drusina, P.E., Deputy CAO for Municipal Services  
Kevin D. Elkins, Assistant City Attorney

Scale:  
1"=100 ft.

Dulany

Clark

N

Texas Parks  
& Wildlife

El Paso Drive



**EL PASO CAD Real Property Information****REAL ESTATE**

Account No.: X014999C0000100

**Tax Year:** 2003

Owner's Name & Mailing Address	CITY OF EL PASO 2 CIVIC CENTER PLZ EL PASO , TX 799011153	State Code	Z1
		Property Type	C
Location Address	212 CLARK	Exemption Code	G
Legal Description	COLLINGSWORTH SURV 14 TR 1-A  (5.4940 AC)	Tax District	34
		Agent Code	
Deed/Acs	5.49	Certified	Y

SALES HISTORY		PROPERTY INFORMATION		
Current Owner Sale		State Code	Zone	Utilities
I/L/B: B		Z1	M1	
Information Source:				
Date: 000000	Volume & Page: 0000 / 0000	Neighborhood	Map	Road Type
Sales Amount:	\$0.00	520	Z-29	7
Previous Owner Sale		Year Built		
Information Source:		Garage Type		
		Last Remodel		
		Roof Type		
		Foundation Type		
		Basement Finish		
		Roof Materials		
		Interior Finish		
		External Finish		
		Heat / Air		
		Floor Finish		

**TAX JURISDICTION and VALUE INFORMATION**

Imp. Value	\$0.00	Land Value	\$397,268.00	Ag. Prod. Value	\$0.00	Total App. Value	\$397,268.00
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Entity Code	Entity Name	Tax Rate	Total Appraised Value	Exemptions	Net Taxable Value
G01	COUNTY OF EL PASO	\$0.39661	\$397,268.00	\$397,268.00	\$0.00
IEP	EL PASO ISD	\$1.571579	\$397,268.00	\$397,268.00	\$0.00
CEP	CITY OF EL PASO	\$0.719833	\$397,268.00	\$397,268.00	\$0.00
SCC	EL PASO COMMUNITY COLLEGE	\$0.131389	\$397,268.00	\$397,268.00	\$0.00
SHO	THOMASON GENERAL HOSPITAL	\$0.185468	\$397,268.00	\$397,268.00	\$0.00

LAND VALUATION															
Land Code	AG Code	IP	SC	H	Front	Depth	No. Units		Mkt Rate		Ag Rate		Adj.	Mkt. Value	Ag Value
520724		SF	Z1	N	0.0	0.0	239318.64000000001		1.66	T	0.0	S	000	\$397,268.00	S \$0.00

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El Paso Central Appraisal District*

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**EL PASO CAD Real Property Information****REAL ESTATE**

Account No.: X014999C0001300

**Tax Year:** 2003

Owner's Name & Mailing Address	CITY OF EL PASO 2 CIVIC CENTER PLZ EL PASO , TX 799011153	State Code	Z1
		Property Type	C
Location Address	212 CLARK	Exemption Code	G
Legal Description	COLLINGSWORTH SURV 14 TR 1-B (0.3046 AC)	Tax District	34
		Agent Code	
Deed/Acs	0.30	Certified	Y

SALES HISTORY		PROPERTY INFORMATION		
Current Owner Sale		State Code	Zone	Utilities
I/L/B: B		Z1	M1	
Information Source:				
Date: 000000	Volume & Page: 0000 / 0000	Neighborhood	Map	Road Type
Sales Amount:	\$0.00	520	Z-29	7
Previous Owner Sale		Year Built		
Information Source:		Garage Type		
		Last Remodel		
		Roof Type		
		Foundation Type		
		Basement Finish		
		Roof Materials		
		Interior Finish		
		External Finish		
		Heat / Air		
		Floor Finish		

**TAX JURISDICTION and VALUE INFORMATION**

Imp. Value	\$0.00	Land Value	\$28,526.00	Ag. Prod. Value	\$0.00	Total App. Value	\$28,526.00
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Entity Code	Entity Name	Tax Rate	Total Appraised Value	Exemptions	Net Taxable Value
G01	COUNTY OF EL PASO	\$0.39661	\$28,526.00	\$28,526.00	\$0.00
IEP	EL PASO ISD	\$1.571579	\$28,526.00	\$28,526.00	\$0.00
CEP	CITY OF EL PASO	\$0.719833	\$28,526.00	\$28,526.00	\$0.00
SCC	EL PASO COMMUNITY COLLEGE	\$0.131389	\$28,526.00	\$28,526.00	\$0.00
SHO	THOMASON GENERAL HOSPITAL	\$0.185468	\$28,526.00	\$28,526.00	\$0.00

LAND VALUATION																	
Land Code	AG Code	IP	SC	H	Front	Depth	No. Units			Mkt Rate		Ag Rate		Adj.	Mkt. Value	Ag Value	
520724		SF	Z1	N	0.0	0.0	13268.370000000001			2.15	T	0.0	S	000	\$28,526.00	S	\$0.00

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**EL PASO CAD Real Property Information****REAL ESTATE**

Account No.: X014999C0002500

**Tax Year:** 2003

Owner's Name & Mailing Address	CITY OF EL PASO 2 CIVIC CENTER PLZ EL PASO, TX 799011153	State Code	Z1
		Property Type	C
Location Address	212 CLARK	Exemption Code	G
Legal Description	COLLINGSWORTH SURV 14 TR 1-C (4.0000 AC)	Tax District	34
		Agent Code	
Deed/Acs	4.00	Certified	Y

SALES HISTORY		PROPERTY INFORMATION		
Current Owner Sale		State Code	Zone	Utilities
I/L/B: B		Z1	M1	
Information Source:				
Date: 000000	Volume & Page: 0000 / 0000	Neighborhood	Map	Road Type
Sales Amount:	\$0.00	520	Z-29	7
Previous Owner Sale		Year Built		
Information Source:		Garage Type		
		Last Remodel		
		Roof Type		
		Foundation Type		
		Basement Finish		
		Roof Materials		
		Interior Finish		
		External Finish		
		Heat / Air		
		Floor Finish		

**TAX JURISDICTION and VALUE INFORMATION**

Imp. Value	\$0.00	Land Value	\$317,116.00	Ag. Prod. Value	\$0.00	Total App. Value	\$317,116.00
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Entity Code	Entity Name	Tax Rate	Total Appraised Value	Exemptions	Net Taxable Value
G01	COUNTY OF EL PASO	\$0.39661	\$317,116.00	\$317,116.00	\$0.00
IEP	EL PASO ISD	\$1.571579	\$317,116.00	\$317,116.00	\$0.00
CEP	CITY OF EL PASO	\$0.719833	\$317,116.00	\$317,116.00	\$0.00
SCC	EL PASO COMMUNITY COLLEGE	\$0.131389	\$317,116.00	\$317,116.00	\$0.00
SHO	THOMASON GENERAL HOSPITAL	\$0.185468	\$317,116.00	\$317,116.00	\$0.00

LAND VALUATION												
Land Code	AG Code	IP	SC	H	Front	Depth	No. Units	Mkt Rate	Ag Rate	Adj.	Mkt. Value	Ag Value
520724		SF	Z1	N	0.0	0.0	174240.0	1.82 T	0.0 S	000	\$317,116.00 S	\$0.00

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**EL PASO CAD Real Property Information****REAL ESTATE**

Account No.: X014999C0004900

**Tax Year:** 2003

Owner's Name & Mailing Address	CITY OF EL PASO 2 CIVIC CENTER PLZ EL PASO , TX 799011153	State Code	Z1
		Property Type	C
Location Address	212 CLARK	Exemption Code	G
Legal Description	COLLINGSWORTH SURV 14 TR 1-E (1.0000 AC)	Tax District	34
		Agent Code	
Deed/Acs	1.00	Certified	Y

SALES HISTORY		PROPERTY INFORMATION		
Current Owner Sale		State Code	Zone	Utilities
I/L/B: B		Z1	M1	
Information Source:				
Date: 000000	Volume & Page: 0000 / 0000	Neighborhood	Map	Road Type
		520	Z-29	7
Sales Amount:	\$0.00	Year Built		
Previous Owner Sale		Garage Type		
Information Source:		Last Remodel		
		Roof Type		
		Foundation Type		
		Basement Finish		
		Roof Materials		
		Interior Finish		
		External Finish		
		Heat / Air		
		Floor Finish		

**TAX JURISDICTION and VALUE INFORMATION**

Imp. Value	\$0.00	Land Value	\$92,782.00	Ag. Prod. Value	\$0.00	Total App. Value	\$92,782.00
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Entity Code	Entity Name	Tax Rate	Total Appraised Value	Exemptions	Net Taxable Value
G01	COUNTY OF EL PASO	\$0.39661	\$92,782.00	\$92,782.00	\$0.00
IEP	EL PASO ISD	\$1.571579	\$92,782.00	\$92,782.00	\$0.00
CEP	CITY OF EL PASO	\$0.719833	\$92,782.00	\$92,782.00	\$0.00
SCC	EL PASO COMMUNITY COLLEGE	\$0.131389	\$92,782.00	\$92,782.00	\$0.00
SHO	THOMASON GENERAL HOSPITAL	\$0.185468	\$92,782.00	\$92,782.00	\$0.00

LAND VALUATION															
Land Code	AG Code	IP	SC	H	Front	Depth	No. Units	Mkt Rate	Ag Rate		Adj.	Mkt. Value		Ag Value	
520724		SF	Z1	N	0.0	0.0	43560.0	2.13	T	0.0	S	000	\$92,782.00	S	\$0.00

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